



**HENRY'S CONFECTIONERY FOR SALE**

**8 GLEN STREET  
GLEN COVE, NY 11542**

# PROPERTY HIGHLIGHTS



- **ICONIC BUSINESS**
- **TURN KEY**
- **LONG TERM LEASE OPTION**
- **REGISTERED WITH 4 MEDIA LOCATION SCOUTS**
- **12 FOOT HOOD & 6 FOOT HOOD**
- **14 BAR STOOLS**
- **CENTRAL HVAC - 6 YEARS OLD**
- **WALK IN FRIDGE & FREEZER**
- **BASEMENT**
- **STEPS FROM NEW DEVELOPMENT HOUSING**
- **EST 1929**

# PROPERTY OVERVIEW

## HENRY'S CONFECTIONERY

### PROPERTY INFORMATION

Section - 21

Block - 3

Lot - 2

### BUILDING INFORMATION

Building Sq. Ft. - 2,160

Year Built - 1900

Building Height - 1 Story

Lot Size - .25 Acres

Tenancy - Single/Multiple

### ZONING INFORMATION

Zoning - B1

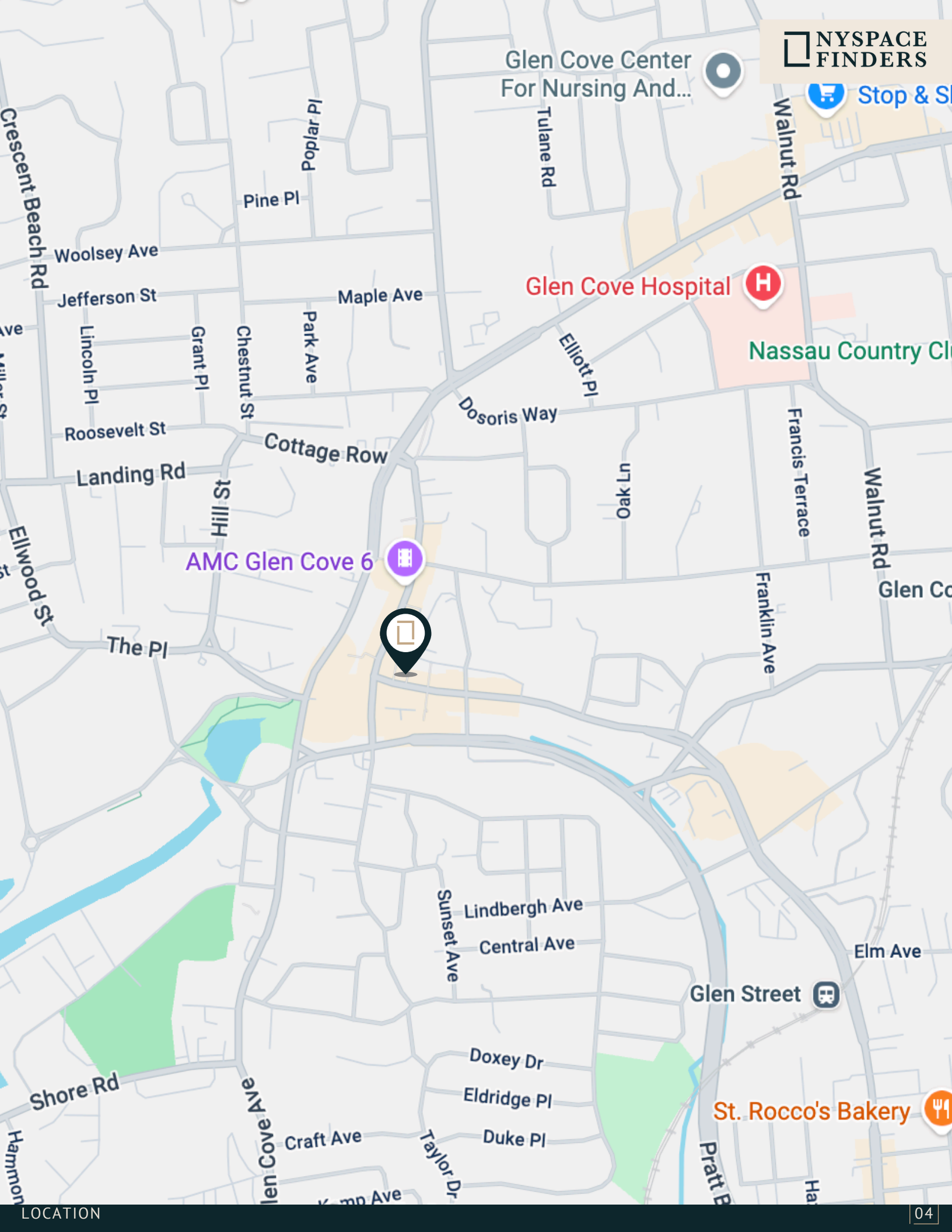
Municipality - City of Glen Cove

### PRICING

Key Money - \$499,000.00

Rent - \$7,065.04

Lease - Modified Gross



Glen Cove Center  
For Nursing And...

Stop & Go




Glen Cove Hospital

Nassau Country Cl

AMC Glen Cove 6

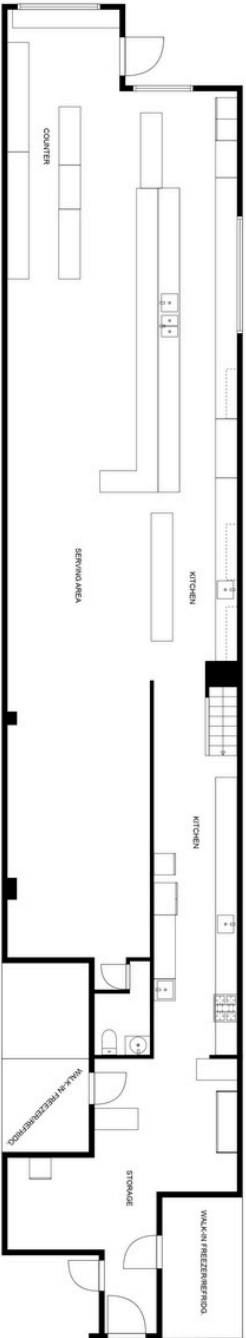
St. Rocco's Bakery

# DEMO. & TRANSIT

	1 MILE	3 MILE	5 MILE
2024 Total Population	21,454	50,201	108,834
2029 Population	21,382	49,559	107,359
Pop Growth 2024-2029	(0.34%)	(1.28%)	(1.36%)
Average Age	43	43	43
2024 Total Households	7,752	17,878	38,051
HH Growth 2024-2029	(0.19%)	(1.30%)	(1.39%)
Median Household Inc	\$68,176	\$103,908	\$127,906
Avg Household Size	2.60	2.70	2.80
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$636,242	\$765,549	\$865,798
Median Year Built	1959	1957	1958
 <b>COMMUTER RAIL</b>	<b>DRIVE</b>	<b>WALK</b>	<b>DISTANCE</b>
Glen Cove Station (Oyster Bay Branch - Long Island Rail Road)	3 min	16 min	0.9 mi
Glen Street Station (Oyster Bay Branch - Long Island Rail Road)	3 min		1.2 mi
 <b>AIRPORT</b>	<b>DRIVE</b>	<b>WALK</b>	<b>DISTANCE</b>
LaGuardia	34 min		22.5 mi
John F Kennedy International	37 min		25.4 mi
Long Island MacArthur	49 min		32.7 mi
 <b>FREIGHT PORTS</b>	<b>DRIVE</b>	<b>WALK</b>	<b>DISTANCE</b>
NY - Red Hook Container Terminal	1 min		23.1 mi



# FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.







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